

MINUTES
MERCER COUNTY REGIONAL PLANNING COMMISSION
Hybrid Meeting: Tuesday – March 25, 2025 - 7:00 p.m.

MUNICIPALITY	PRESENT	ABSENT
FARRELL CITY	Venesta Kirk	Lynda Moss-McDougall
HERMITAGE CITY	Jeremy Coxe	James Holl
SHARON CITY	Stephen Theiss	
CLARK BOROUGH	Alesha Culp	Maryjo Harakal
FREDONIA BOROUGH	Patricia McAdams	Ron Anthony
GREENVILLE TOWN	Paul Hamill	
GROVE CITY BOROUGH	Patrick Eakin	Taylor Pokrant
JACKSON CENTER BOROUGH		Robert Egger
JAMESTOWN BOROUGH		
MERCER BOROUGH		Nick Sicilian Debbie Sarvis
NEW LEBANON BOROUGH		Darlene Slemenda
SANDY LAKE BOROUGH		Glenn Leech
SHARPSVILLE BOROUGH	Nicholas Hanahan	
STONEBORO BOROUGH	Jennifer Medberry Roger Patterson	
WEST MIDDLESEX BOROUGH	Robert Lark	Stacey Curry
COOLSPRING TOWNSHIP	Tom Sauer Corwin Masson	
DELAWARE TOWNSHIP	William Anthony	
E. LACKAWANNOCK TOWNSHIP		William Hackwelder
FAIRVIEW TOWNSHIP		Robin Hostetler Mont Clark
FINDLEY TOWNSHIP		John Courtney Steve Paxton
HEMPFIELD TOWNSHIP	Lisa Holm	Todd Hittle
JACKSON TOWNSHIP		George McIntire Sandy Bachman
JEFFERSON TOWNSHIP	Richard McCullough	
LAKE TOWNSHIP	Steve Tingley	
LIBERTY TOWNSHIP	Joseph Matthews Brenda Heck	
NEW VERNON TOWNSHIP		Daniel L. Patterson
OTTER CREEK TOWNSHIP	Paulette Young Carl Swartz	
PERRY TOWNSHIP		Bonnie McCartney Gary King
PINE TOWNSHIP	Todd Spears	Dennis Crumb
PYMATUNING TOWNSHIP		Jim Rowe Ryan Zarecky
SANDY LAKE TOWNSHIP		Raymond Scofield Heather Bacher

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SHENANGO TOWNSHIP	Dale Perry Matthew Stefanak	
S. PYMATUNING TOWNSHIP		Johnathan Leyshon Matthew Chalupka
SPRINGFIELD TOWNSHIP	Tim Stiffy	Marcus Kohan
WILMINGTON TOWNSHIP		Robert Steingrabe Sharen Brown
WOLF CREEK		Charles Weber John Ligo
MERCER COUNTY	Jeff Hoy Elliot Lengel Sheryl Kelly Larry McAdams	Jared Grandy Jay Russell
BOROUGH ASSOCIATION		
SUPERVISORS ASSOCIATION		
COUNTY COMMISSIONER	Ann Coleman	Tim McGonigle
Solicitor	James Nevant, II	

Staff

Doniele Russell, Executive Director
Chris Conti, Senior Planner
Elizabeth Peluchette, GIS Planner
Peter Messina, Planner
Erin Adams, Senior Planner

Others Present

Ben Scerri- SunCap Property Group
Joseph Jorge- CESO
Ricardo Chambers- CESO
Justin Pipp- Jamestown Mayor

CALL TO ORDER-

Matthew Stefanak, chairman, called the meeting to order at 7:01 p.m.

PRAYER & PLEDGE OF ALLEGIANCE-

Bill Anthony, vice-chairman, led the Commission in the Pledge of Allegiance and Prayer.

ATTENDANCE SIGN-IN- It was noted that a **quorum was present.**

PUBLIC COMMENTS ON ANY AGENDA ITEM– Matthew Stefanak, chairman. No comments were made.

MINUTES OF February 28, 2025, MEETING-

A motion was made by Tom Sauer and seconded by Todd Spears to approve the Minutes of the February 28, 2024 meeting. The Chairman called for any discussion, hearing none; a vote was called for, and the motion carried.

FINANCIAL STATEMENTS – Nick Hanahan, committee treasurer.

Nick Hanahan presented the February 2025 Financial Statements.

A motion was made by Nick Hanahan and seconded by Elliot Lengel to approve the financial statements as presented. The Chairman called for any discussion; hearing none, a vote was called for, and the motion carried.

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Zoning and Subdivision Committee Report- committee chairman

1. Preliminary Plan-Project Cake- East Lackawannock Township
The preliminary plan is for the proposed 933,656 square foot warehouse and distribution center off I-80 and Route19 with 170 loading spaces, 807 Trailer parking spaces, and 1061 employee parking spaces. The construction will begin before the end of 2025 and work will continue through 2026. **A motion was made by Larry McAdams and seconded by Paul Hamill to approve the preliminary plan as presented. The Chairman called for any discussion; hearing none, a vote was called for, and the motion carried.**
2. Final Land Development- Municipal Garage- Jackson Township
Final plans for an additional garage and renovations to the municipal building and property. **A motion was made by Larry McAdams and seconded by Steve Tingley to approve the preliminary plan as presented. The Chairman called for any discussion; hearing none, a vote was called for, and the motion carried.**
3. Final Land Development- BCS Properties Inc. - City of Hermitage Proposed a 24,750 SQ FT building addition for Becker GW Overhead Lifting Solutions at the existing site off 2600 Kirila Blvd. **A motion was made by Larry McAdams and seconded by Bill Anthony to approve the preliminary plan as presented. The Chairman called for any discussion; hearing none, a vote was called for, and the motion carried.**
4. Clark Borough- Solar Ordinance Amendment–The Zoning and Subdivision Committee tabled till the April meeting due to not having the current amendment submitted.
5. SALDO Update- Tabled till April

Personnel Finance Committee- committee chairman

1. Right to Know Policy- Jeff Hoy stated the Personnel Finance Committee discussed and approved the policy to be voted on at the April 2025 meeting.
2. Social Media Policy- The Social Media Policy was reviewed by the committee and will be sent to the full Commission for review to be voted on at the April 2025 meeting.
3. Update on Personnel Manual- The Personnel Finance Committee made comments and the policy will be sent to the full Commission for their comments and review to be voted on at the April 2025 meeting.

Staff reports- Professional Staff

- ESM Training Flier
- Spring 2025 LTAP

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- RFP For Long Range Plan is out Responses are due May 12
- CDBG 2024 award letter
- Comp Plan Public Survey: 833 responses, none from New Lebanon Borough and Sandy Lake Borough-
- Welcome to Erin Adams to the Planning Commission.

Discussion

- April Speaker DCED (Department of Community and Economic Development) will present on Implementable Comp Plans
- Mackin presents the Comp Plan Update

Next Meeting is Scheduled for April 22, 2025, 7 PM

Adjournment

With no further business or discussion, a motion was made by Steve Tingley, seconded by Nick Hanahan to adjourn at 7:33 pm. The chairman called for discussion; there being none, a vote was called for, and the motion carried.

Submitted and Certified By:

Steve Tingley, Secretary – MCRPC

Date: _____